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<u>05-272</u>	<u>THE YOUNG MEN'S CHRISTIAN ASSOCIATION</u>
<u>05-302</u>	<u>ROBERTO HADDAD & JEFFREY STOUFFER</u>
<u>05-303</u>	<u>RB XXX L. L. C.</u>
<u>05-339</u>	<u>MANUEL A. JIMENEZ</u>
<u>05-337</u>	<u>COLLEGE PARK II L. L. C.</u>
<u>05-338</u>	<u>VELASCO LTD. PARTNERSHIP HOLDINGS, INC.</u>
<u>05-362</u>	<u>CARLOS LUIS & PATRICIA ROSSIQUE</u>
<u>05-367</u>	<u>WRC PROPERTIES L. L. C.</u>
<u>06-088</u>	<u>KIDS SAKE PRESCHOOL, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/7/06 TO THIS DATE:

HEARING NO. 06-3-CZ12-2 (05-302)

26-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: ROBERTO HADDAD & JEFFREY STOUFFER

- (1) Applicants are requesting to permit a single-family residential lot with a frontage of 75' (120' required) and a lot area of 12,300 sq. ft. (15,000 sq. ft. required).
- (2) Applicants are requesting to permit the single-family residence setback 12'6" from the interior side (north) property line and setback 7'6" from the interior side (south) property line (15' required from each).

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence," as prepared by Fernando Gomez-Pina, consisting of 5 sheets and dated 7/26/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 75' of the north 225' of Tract 14, PALM MIAMI AMD., Plat book 31, Page 35.

LOCATION: 7025 S.W. 70 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' X 164'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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THE FOLLOWING HEARING WAS DEFERRED FROM 3/7/06 TO THIS DATE:

HEARING NO. 06-3-CZ12-4 (05-339)

24-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: MANUEL A. JIMENEZ

Applicant is requesting to waive the zoning regulations limiting the height of an accessory building to one-story unless the principal residence on the lot is 2 stories in height and there are two or more two-story residences on the block; to permit a two-story accessory building.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed 2-Story CBS Residence for Manuel A. Jimenez," preparer unknown, dated 9/1/05 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 61' of the west 305' of the south ½ of Tract 3 of RESUBDIVISION OF BIRD ROAD TERRACE, Plat book 32, Page 65.

LOCATION: 6601 S.W. 43 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 61' x 145'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANT: THE YOUNG MEN'S CHRISTIAN ASSOCIATION

MODIFICATION of Condition #2 of Resolution #4-ZAB-612-70, as last modified by Resolution 4-ZAB-453-92, by the Zoning Appeals Board and reading as follows:

FROM: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'Waiver of Plat,' as prepared by Karl F. Kuhn, Registered Land Surveyor, dated 6-8-92 and last revised on November 6, 1992."

TO: "2. That the plan be substantially in accordance with that submitted for the hearing entitled 'YMCA Facility,' as prepared by Omelio Arrabal, Architect, dated stamped received 3/7/06 and consisting of 5 sheets."

The purpose of the request is to permit the applicant to submit a new site plan indicating a basketball gym and an aquatic facility for the existing fitness center.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of LEVITT ENTERTAINMENT SUBDIVISION, Plat book 143, Page 73.

LOCATION: 9355 S.W. 134 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.786 Acres

PRESENT ZONING: BU-2 (Business – Special)

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APPLICANT: RB XXX L. L. C.

- (1) RU-1 & BU-2 to BU-2
- (2) Applicant is requesting to waive the zoning regulations requiring section line rights-of-way to be 80' in width; to have 35' of dedication (40' required) for the west half of S.W. 87 Avenue.
- (3) Applicant is requesting to permit a lot coverage of 85.04% (40% permitted).
- (4) Applicant is requesting to permit a Floor Area Ratio of 1.31 (.73 permitted).
- (5) Applicant is requesting to permit an office building setback 0' (28.2' required) from the front (east) property line on a dual frontage lot.
- (6) Applicant is requesting to permit a parking garage setback 7' (28.2' required) from the front (west) property line on a dual frontage lot.
- (7) Applicant is requesting to the parking garage setback 2' (15' required) from the interior side (north & south) property lines.
- (8) Applicant is requesting to waive the zoning regulations requiring a 5' high masonry wall where the BU zoned property abuts an RU zoned property along the interior side (north) property line.
- (9) Applicant is requesting to permit a landscaped open space of 14% (22.5% required).
- (10) Applicant is requesting to permit 16 lot trees (18 required).
- (11) Applicant is requesting to permit a landscaped buffer of a minimum width of 1.33' (5' wide required) and to waive the required 6' high wall, fence or hedge between dissimilar land uses along a portion of the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #9 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and approval of requests #2 - #11 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Galloway Commerce Center," as prepared by Offerle-Lerner, AIA Architects and Planners, consisting of 10 sheets and dated last revised 3/10/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 7-9, inclusive, less the west 20' and less the east 5' thereof, and Lots 17-19, inclusive, Block 5, SUNSET PARK, Plat book 22, Page 8.

LOCATION: 7190 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 32,250 sq. ft.

RU-1 (Single-Family Residential)
BU-2 (Business – Special)

APPLICANT: COLLEGE PARK II L. L. C.

(1) EU-M to BU-1A

(2) Applicant is requesting to permit openings in the required 5' high masonry wall where the BU zoned property abuts the RU zoned property (solid wall required).

REQUESTS #1 & #2 ON EXHIBIT "B"

(3) EU-M to RU-3M

REQUEST #3 ON EXHIBIT "C"

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "College Park II," as prepared by Behar-Font & Partners – P. A. and dated 4/18/06 and consisting of 16 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "B": A tract of land being a portion of the NE ¼ of the NE ¼ of Section 12, Township 55 South, Range 39 East, and being more particularly described as follows: Begin at a point 35' west of and 80' south of the northeast corner of said Section 12; thence S02°22'34"E along a line 35' west of and parallel to the east line of the NE ¼ of said section for 749.81' (749.86' by deed) to a Point of intersection with a line that is parallel to and 490.22' N/ly of as measured at right angles to the south line of the NE ¼ of said Section 12; thence S87°41'31"W along a line 490.22' north of and parallel with the south line of the NE ¼ of said Section 12 for 889.29' (889.19' by deed); thence N02°18'29"W for 699.82' (699.84' by deed) to a point on the S/ly right-of-way line of S.W. 104th Street as shown on State of Florida Department of Transportation Right-of-Way map for S.W. 104th Street, §87005, Contract 2307 on sheet 10 of 10; thence N87°41'32"E along a line 130' south of and parallel with the north line of said Section 12 for 53.31' (53.24' by deed); thence N79°33'34"E for 353.55' to a point on a line 80' south of and parallel with the north line of the NE ¼ of said Section 12; thence N87°41'32"E along a line 80' south of and parallel with the north line of the NE ¼ of said Section 12 for 485.09' to the Point of beginning, less the south 255.79' and the west 198' of the above described property. AND: EXHIBIT "C": The south 255.79' and the west 198' of the following described property:

A tract of land being a portion of the NE ¼ of the NE ¼ of Section 12, Township 55 South, Range 39 East, and being more particularly described as follows: Begin at a point 35' west of and 80' south of the northeast corner of said Section 12; thence S02°22'34"E along a line 35' west of and parallel to the east line of the NE ¼ of said section for 749.81' (749.86' by deed) to a Point of intersection with a line that is parallel to and 490.22' N/ly of as measured at right angles to the south line of the NE ¼ of said Section 12; thence S87°41'31"W along a line

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APPLICANT: COLLEGE PARK II L. L. C.

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490.22' north of and parallel with the south line of the NE $\frac{1}{4}$ of said Section 12 for 889.29' (889.19' by deed); thence N02°18'29"W for 699.82' (699.84' by deed) to a point on the S/ly right-of-way line of S.W. 104th Street as shown on State of Florida Department of Transportation Right-of-Way map for S.W. 104th Street, §87005, Contract 2307 on sheet 10 of 10; thence N87°41'32"E along a line 130' south of and parallel with the north line of said Section 12 for 53.31' (53.24' by deed); thence N79°33'34"E for 353.55' to a point on a line 80' south of and parallel with the north line of the NE $\frac{1}{4}$ of said Section 12; thence N87°41'32"E along a line 80' south of and parallel with the north line of the NE $\frac{1}{4}$ of said Section 12 for 485.09' to the Point of beginning.

LOCATION: The Southwest corner of S.W. 117 Avenue and S.W. 104 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 14.56 Gross Acres

EU-M (Estates Modified 1 Family, 15,000 sq. ft. net)
BU-1A (Business – Limited)
RU-3M (Minimum Apartment House 12.9 units/net acre)

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HEARING NO. 06-6-CZ12-4 (05-338)

4-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: VELASCO LTD. PARTNERSHIP HOLDINGS, INC.

EU-1 to EU-M

SUBJECT PROPERTY: Lots 1-3, THE PLAT OF WARDS WOODS, Plat book 79, Page 7 and that part of S.W. 94 Avenue, lying adjacent to the above closed by Resolution 79R817, Official Records Book 10678, Page 181.

LOCATION: 9310 S.W. 94 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.94 Gross Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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APPLICANTS: CARLOS LUIS & PATRICIA ROSSIQUE

- (1) Applicants are requesting to permit an existing tennis court with a previously approved 10' high chain link fence setback 6.45' (20' required/7.5' previously approved) from the interior side (west) property line.
- (2) Applicants are requesting to permit a proposed gazebo setback 10' (20' required) from the interior side (east) property line.
- (3) Applicants are requesting to permit a rear yard coverage of 7.18% (5% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Detached Gazebo for Mr. & Mrs. Luis," as prepared by A. Taquechel Assoc., Inc., consisting of two pages dated stamped received 2/13/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1, GALLOWAY GLEN, Plat book 108, Page 54.

LOCATION: 8741 S.W. 102 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.88 Acre

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

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APPLICANT: WRC PROPERTIES L. L. C.

(1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION TO A DEVELOPMENT OF REGIONAL IMPACT (DRI) pursuant to §380.06(19) of the Florida Statutes with respect to the amendments and requests contained with this application:

(2) MODIFICATION of Condition #10 of Resolution Z-70-84, passed and adopted by the Board of County Commissioners, only as applied to the subject property and reading as follows:

FROM: "10. Preserve, at a minimum a 40' buffer of existing pines and associated understory along the northern boundary of the site; said buffer to be measured from a 25' right-of-way dedication for S.W. 82nd Street; remove and maintain removal of all noxious, exotic vegetation on site, and use only native and non-invasive, exotic species in landscaping."

TO: "10. Preserve, at a minimum a 25' buffer along the east 535' of the north property line and at a minimum of 40' along the north property line for the remainder of the subject property consisting of existing pines and associated understory along the northern boundary of the site; said buffer to be measured from a 25' right-of-way dedication for S.W. 82nd Street; remove and maintain removal of all noxious, exotic vegetation on site, and use only native and non-invasive, exotic species in landscaping."

The purpose of the request is to permit the applicant to reduce the size of the required 40' wide buffer of existing pines and associated understory along the northern boundary of the site.

(3) MODIFICATION of Paragraph 1 of Declaration of Restrictions recorded in Official Records Book 12143, Pages 461 – 466, only as applied to the subject property, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, prepared by Sasaki Associates, Inc. and Charles Kober Associates, entitled 'Kendall Town and Country,' containing fourteen (14) sheets, and last revised February 3, 1984, including substantial conformance with the harmonious architectural style depicted on sheets 7 through 10, thereof."

TO: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, entitled 'Town and Country Professional Center,' as prepared by Robin Bosco Architects & Planners, consisting of 20 sheets, dated signed and sealed 2/17/06 and landscape plans entitled "Town & Country Professional Center," as prepared by EGS2, dated last revised 2/15/06."

The purpose of these requests is to allow the applicant to decrease the required landscape buffer along the north property line and submit new plans showing an office development and parking garages.

(4) RU-5A to BU-2

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APPLICANT: WRC PROPERTIES L. L. C.

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Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tract "A," KENDALL KATHRYN MILLS, SECTION ONE, Plat book 125, Page 45, being more particularly described as follows:

Begin at the Northwest corner of said Tract "A"; thence N87°44'23"E along the north line of said Tract "A," said north line being also the S/ly right-of-way line of S.W. 82nd Street for 1,126.14' to a Point of curvature; thence SE/ly along a 25' radius curve leading to the right through a central angle of 90°48'00" for an arc of 39.62' to a Point of tangency; the following two courses being along the E/ly line of said Tract "A," said E/ly line being also the west right-of-way line of S.W. 117th Avenue; thence S01°27'37"E for 165.43' to a Point of curvature; thence SW/ly along a 1,187.5' radius curve leading to the right through a central angle of 01°54'57" for an arc of 39.71'; thence S87°44'23"W for 299.24'; thence S02°15'37"E for 220' to a point on the N/ly line of Mills Drive; the following four courses being along said N/ly line; thence N52°07'11"W for 34.33' to a Point of curvature; thence NW/ly along a 532' radius curve leading to the left through a central angle of 08°33'40" for an arc of 79.49' to a Point compound of curvature; thence NW/ly and W/ly along a 450.91' radius curve leading to the left through a central angle of 31°34'09" for an arc of 248.44' to a Point of tangency; thence S87°45'00"W for 521.77' to a point on the W/ly line of said Tract "A"; thence N02°15'00"W along said W/ly line for 314.93' to the Point of beginning.

LOCATION: The Southwest corner of S.W 82 Street & S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.2 Acres

RU-5A (Semi-Professional Offices)

BU-2 (Business – Special)

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APPLICANT: KIDS SAKE PRESCHOOL, INC.

- (1) MODIFICATION of Conditions #6 & #14 of Resolution #4-ZAB-83-93, passed and adopted by the Zoning Appeals Board, only as it applies to the subject property and reading as follows:

FROM: "6. That the day care use be restricted to a maximum number of 125 children and that the private school use shall be restricted to a maximum number of 98 children for a maximum of 223 students."

TO: "6. That the day care use be restricted to a maximum number of 65 children and that the private school use shall be restricted to a maximum number of 158 children for a maximum of 223 students."

FROM: "14. That the number of grades shall be from kindergarten through second grade."

TO: "14. That the number of grades shall be from kindergarten through sixth grade."

The purpose of the request is to allow the applicant to modify the amount of students within the grades and also to expand the grade levels within the school.

- (2) Applicant is requesting to permit 19,069 sq. ft. (54,885 sq. ft. required/19,069 sq. ft. previously approved/44,775 sq. ft. previously approved) of outdoor recreational space for day care center/private school.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Tract C, Sable Chase Plaza, Plat Book 103, Page 54

LOCATION: 10870 S.W. 113 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.07 Acres

PRESENT ZONING: BU-2 (Business – Special)

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